

GIS REGISTRY INFORMATION

SITE NAME:	Hometown Inc			FID #	
BRRTS #:	03-41-004571			(if appropriate):	
COMMERCE # (if appropriate):	53202-1031-36				
CLOSURE DATE:	April 14, 2005				
STREET ADDRESS:	1436 E North Ave				
CITY:	Milwaukee				
SOURCE PROPERTY GPS COORDINATES (meters in WTM91 projection):	X =	691,653	Y =	289,675	
CONTAMINATED MEDIA:	Groundwater	<input type="checkbox"/>	Soil	<input type="checkbox"/>	Both <input checked="" type="checkbox"/>
OFF-SOURCE GW CONTAMINATION >ES:	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
• IF YES, STREET ADDRESS:					
• GPS COORDINATES (meters in WTM91 projection):	X =		Y =		
OFF-SOURCE SOIL CONTAMINATION >Generic or Site-Specific RCL (SSRCL):	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
• IF YES, STREET ADDRESS 1:					
• GPS COORDINATES (meters in WTM91 projection):	X =		Y =		
CONTAMINATION IN RIGHT OF WAY:	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
<u>DOCUMENTS NEEDED</u>					
Closure Letter, and any conditional closure letter issued					<input checked="" type="checkbox"/>
Copy of most recent deed, including legal description, for all affected properties					<input checked="" type="checkbox"/>
Certified survey map or relevant portion of the recorded plat map (if referenced in the legal description) for all affected properties					<input checked="" type="checkbox"/>
County Parcel ID number, if used for county, for all affected properties					<input type="checkbox"/>
Location Map which outlines all properties within contaminated site boundaries on USGS topographic map or plat map in sufficient detail to permit the parcels to be located easily (8.5x14" if paper copy). If groundwater standards are exceeded, the map must also include the location of all municipal and potable wells within 1200' of the site.					<input checked="" type="checkbox"/>
Detailed Site Map(s) for all affected properties, showing buildings, roads, property boundaries, contaminant sources, utility lines, monitoring wells and potable wells. (8.5x14", if paper copy) This map shall also show the location of all contaminated public streets, highway and railroad rights-of-way in relation to the source property and in relation to the boundaries of groundwater contamination exceeding ch. NR 140 ESs and soil contamination exceeding ch. NR 720 generic or SSRCLs.					<input checked="" type="checkbox"/>
Tables of Latest Groundwater Analytical Results (no shading or cross-hatching)					<input checked="" type="checkbox"/>
Tables of Latest Soil Analytical Results (no shading or cross-hatching)					<input checked="" type="checkbox"/>
Isoconcentration map(s), if required for site investigation (SI) (8.5x14" if paper copy). The isoconcentration map should have flow direction and extent of groundwater contamination defined. If not available, include the latest extent of contaminant plume map.					<input type="checkbox"/>
GW: Table of water level elevations, with sampling dates, and free product noted if present					<input checked="" type="checkbox"/>
GW: Latest groundwater flow direction/monitoring well location map (should be 2 maps if maximum variation in flow direction is greater than 20 degrees)					<input checked="" type="checkbox"/>
SOIL: Latest horizontal extent of contamination exceeding generic or SSRCLs, with one contour					<input checked="" type="checkbox"/>
Geologic cross-sections, if required for SI. (8.5x14" if paper copy)					<input checked="" type="checkbox"/>
RP certified statement that legal descriptions are complete and accurate.					<input checked="" type="checkbox"/>
Copies of off-source notification letters (if applicable)					<input type="checkbox"/>
Letter informing ROW owner of residual contamination (if applicable)(public, highway or railroad ROW)					<input checked="" type="checkbox"/>
Copy of (soil or land use) deed restriction (s) or deed notice if any required as a condition of closure					<input type="checkbox"/>



ENVIRONMENTAL & REGULATORY SERVICES DIVISION
BUREAU OF PECFA
101 West Pleasant Street, Suite 100A
Milwaukee, Wisconsin 53212-3963
TDD #: (608) 264-8777
Fax #: (414) 220-5374
Jim Doyle, Governor
Mary P. Burke, Secretary

April 14, 2005

Mr. Donald Swade
Hometown, Inc.
1518 E. North Ave.
Milwaukee, WI 53202-1095

RE: **Final Closure**

Commerce # 53202-1031-36 WDNr BRRTS # 03-41-004571
Hometown, Inc., 1436 E. North Ave., Milwaukee


Dear Mr. Swade:

The Wisconsin Department of Commerce (Commerce) has received all items required as conditions for closure of the site referenced above. This case is now listed as "closed" on the Commerce database and will be included on the Wisconsin Department of Natural Resources (WDNR) Geographic Information System (GIS) Registry of Closed Remediation Sites to address residual contamination. It is in your best interest to keep all documentation related to the environmental activities that were conducted.

If residual contamination is encountered in the future, it must be managed in accordance with all applicable state and federal regulations. If it is determined that any remaining contamination poses a threat, the case may be reopened and further investigation or remediation may be required.

Thank you for your efforts to bring this case to closure. If you have any questions, please contact me in writing at the letterhead address or by telephone at (414) 220-5373.

Sincerely,


Jennifer Skinner
Hydrogeologist
Regional Technical Specialist
Site Review Section

cc: Dale Armbruster, Sigma Environmental Services, Inc.
Bank One Wisconsin, Business Banking
Case File



ENVIRONMENTAL & REGULATORY SERVICES DIVISION
BUREAU OF PECFA
101 West Pleasant Street, Suite 100A
Milwaukee, Wisconsin 53212-3963
TDD #: (608) 264-8777
Fax #: (414) 220-5374
Jim Doyle, Governor
Mary P. Burke, Secretary

January 31, 2005

Mr. Donald Swade
Hometown, Inc.
1518 E. North Ave.
Milwaukee, WI 53202-1095

RE: **Additional Information for Closure Review**

Commerce # 53202-1031-36 **WDNR BRRTS # 03-41-004571**
Hometown Inc, 1436 E. North Ave., Milwaukee

Dear Mr. Swade:

On December 20, 2004, the Wisconsin Department of Commerce (Commerce) received a request for case closure, dated December 16, 2004, prepared by your consultant, Sigma Environmental Services, Inc., for the site referenced above. Commerce has determined that the GIS Package and fee must be provided for closure. Additionally, please abandon all monitoring wells and submit the well abandonment forms to me.

If you have any questions, please contact me in writing at the letterhead address or by telephone at (414) 220-5373.

Sincerely,

Jennifer Skinner
Advanced Hydrogeologist
Regional Technical Specialist
Site Review Section

cc: Sigma Development Inc
Bank One Wisconsin, Business Banking, 111 E. Wisconsin Ave., Mail Code WI/2061,
P.O. Box 2033, Milwaukee, WI 53202
Case File

March 8, 2005

Reference #3033

Ms. Jennifer Skinner
Wisconsin Department of Commerce
Environmental & Regulatory Services Division
Bureau of PECFA
101 West Pleasant St., Suite 100A
Milwaukee, WI 53212-3963

RECEIVED**MAR 11 2005**ERS DIVISION
MILWAUKEE

**Subject: Additional Information for Closure Review
Hometown Inc., 1436 E. North Ave., Milwaukee
Commerce # 53202-1031-36 BRRTS #03-41-004571**

Dear Ms. Skinner:

As requested in the Conditional Closure letter dated January 31, 2005 for the above-referenced, the GIS package has been prepared.

The required GIS information is detailed below:

1. One-time fee of \$250.00 for groundwater, and/or \$200.00 for soil, for each case closed, for maintenance of the registry.

The required GIS registry fees were sent to Ms. Victoria Stovall of the Wisconsin Department of Natural Resources (WDNR). A copy of the check for four hundred and fifty dollars is included as Attachment AA.

2. A copy of the most recent deed, including legal description(s), for all affected properties within or partially within the contaminated site boundary.

Copies of the most recent deeds for the two affected properties are included as Attachment BB. One property ("Parcel No. 1") lies on the corner of E. North Avenue and N. Cambridge Avenue, and is referred to as Parcel No. 1 in the attached deed dated September 12th, 1977. The other property, registered under the name of Wisconsin Ice & Coal Co. ("former WI&C property"), lies along N. Cambridge Avenue adjacent to the north side of Parcel No. 1, and is established in the attached deed dated January 21st, 1963, in section 5.

3. A copy of the certified survey map(s), as required by s. NR 716.15(2)(j)2, or the relevant section of the recorded plat map for those properties where the legal description in the most recent deed refers to a certified survey map or a recorded plat map.



A plat of survey completed to delineate the boundaries of the existing Hometown Inc. service station is included as Attachment CC. These boundaries contain the entire contaminated site.

4. *The parcel identification number for each property within the contaminated site boundaries.*

The tax key for both properties within the contaminated site boundaries, 320-9948-115-2, is presented here as the parcel identification number (PIN).

5. *Geographic position data for each property collected in the Wisconsin Transverse Mercator '91 (WTM) coordinate system.*

A single coordinate is provided for Parcel No. 1, and coordinates for each of the four corners of "former WI&C" are provided as the geographic position data for that property, in compliance with the requirements of s. NR 716.15(2)(k).

WTM91 coordinates for "Parcel No. 1": 691,653, 289,675

WTM91 coordinates for "former WI&C property":

Northeast corner = 691,670, 289,807

Northwest corner = 691,633, 289,807

Southwest corner = 691,633, 289,696

Southeast corner = 691,670, 289,696

Coordinates were obtained from WDNR's interactive map (1: 1,808 scale) at <http://maps.dnr.state.wi.us/imf/dnrimf.jsp?site=brrts>.

6. *A site location map which outlines all properties within the contaminated site boundaries on a U.S.G.S topographic map or plat map in sufficient detail to permit the easy location of all parcels.*

A site location map outlining the two affected properties is included as Attachment DD.

7. *A map of contaminated properties within site boundaries, showing buildings, roads, property boundaries, contaminant sources, utility lines, monitoring wells, and potable wells.*

A site map is included as Attachment EE.

8. *A table of the most recent analytical results, with sample collection dates from all monitoring wells, and any potable wells for which samples have been*



collected for groundwater, and/or showing results for all contaminants found in pre-remedial sampling and in the most recent soil sampling event, for soils.

Groundwater analytical results from all monitoring wells, including collection dates, are presented in Attachment FF. Soil analytical results are also included in Attachment FF.

9. *A groundwater isoconcentration map, if required as part of the site investigation (SI), of the contaminated properties within the site boundaries. If an isoconcentration map was not required as part of the SI, substitute a map showing the horizontal extent of contamination, based on the most recent data.*

A groundwater quality map showing the horizontal extent of impacts greater than NR 140 Enforcement Standards (ES) is presented as Attachment GG.

10. *A table of the previous 4 water level elevation measurements from all monitoring wells, at a minimum, with the date measurements were made, is to be included.*

Groundwater elevation measurements, including the dates on which the measurements were made, are presented in Attachment HH.

11. *A groundwater flow direction map representative of groundwater movement at the site.*

A groundwater contour map is included in Attachment II.

12. *For sites closing with residual soil contamination, include a map showing the location of all soil samples and a single contour showing the horizontal extent of each area of contiguous residual soil contamination that exceeds generic or site specific residual contaminant levels.*

Attachment EE also serves this purpose, as it includes soil sample locations and horizontal extent of soil impacts greater than the NR 720 Soil Cleanup Guidelines.

13. *A geologic cross section, if required as part of the SI, showing vertical extent and location of residual soil contamination exceeding generic or site specific RCLs and residual groundwater contamination, source extent and location; water table and piezometric elevations, and the location and elevation of geologic units, bedrock, and confining units, if any.*

A geologic cross section is included as Attachment JJ.



14. A statement signed by the responsible party, which states that he or she believes that the legal description has been attached for each property that is within, or partially within, the contaminated site boundary.

The signed statement is included as Attachment KK.

15. A copy of the letters sent by the RP to all owners of properties with groundwater exceeding ESs.

No letters were sent to the adjacent property owners.

16. A copy of all written notifications provided to city/village/municipality/state agency or other entity responsible for maintenance of a public street or highway or railroad right-of-way, within or partially within the boundaries of the contaminated site, for contamination exceeding groundwater ESs and/or soil exceeding generic or site specific RCLs.

A copy of written notification of contamination in the E. North Avenue and N. Cambridge Avenue rights-of-way, which was sent to the City of Milwaukee Department of Public Works and City Clerk is included as Attachment LL.

17. A list of addresses for all off-source properties affected by residual soil or groundwater contamination exceeding applicable standards.

No list is attached, as no off-source properties other than rights-of-way are affected.

Based on the GIS information provided, Sigma requests that the 1436 E. North Avenue property be listed on the soil and groundwater GIS registries. Please contact our office at (414) 643-4200 with any questions or comments.

Respectfully Submitted,

SIGMA ENVIRONMENTAL SERVICES, INC.



Eric Sikora
Staff Geologist

cc: Donald Swade – Hometown, Inc.

Attachments

Wisconsin Department of Commerce
March 8, 2005



PERSONAL REPRESENTATIVES DEED

THIS DEED, made between John H. Kopmeier and Dorothy K. Vallier as co-personal representatives of the Estate of Waldemar S. J. Kopmeier, also known as W. S. J. Kopmeier, Deceased, Grantor and Hometown Inc., Grantee.

WITNESSETH, that the said Grantor for a valuable consideration conveys to Grantee the following described real estate in Milwaukee County, State of Wisconsin:

Parcel No. 1

That part of Lot Sixteen (16) in the South East One-quarter (1/4) of Section Sixteen (16), in Township Seven (7) North, Range Twenty-two (22) East, in the City of Milwaukee, bounded and described as follows, to-wit: Commencing at a point 50 feet North of the South line of said 1/4 Section and 35 feet West of the South West corner of Lot 15, Block 222 in Walworth's Subdivision of the East 977 feet of Lots 15 and 16 in said 1/4 Section, running thence North and parallel to the West line of said Lot 15, Block 222, in said Walworth's Subdivision, 77 feet to a point, thence West and parallel to the South line of said 1/4 Section 125 feet to a point which is 127 feet North of the South line of said 1/4 Section and 160 feet West of the West line of said Lot 15, Block 222, in said Walworth's Subdivision; thence South and parallel to the West line of said Lot 15, Block 222, Walworth's Subdivision aforesaid 77 feet to a point 50 feet North of the South line of said 1/4 Section; thence East parallel to the South line of said 1/4 Section 125 feet to the point of beginning.

TRANSFER
\$ 85.00
FEE

5142347

REGISTER'S OFFICE
Milwaukee County, Wis. } SS
RECORDED AT - 935 PM

SEP 15 1977 1379
REEL 1050 IMAGE 10

W. S. J. Kopmeier
REGISTER OF DEEDS

Parcel No. 2

That part of Lots Fifteen (15) and Sixteen (16), in the South East One-quarter (1/4) of Section Sixteen (16), in Township Seven (7) North, Range Twenty-two (22) East, in the City of Milwaukee, bounded and described as follows: Commencing at a point which is 50 feet North of the South line of said South East 1/4 of Section 16 and 160 feet West of the West line of Lot 15, Block 222, Walworth's

400

Subdivision of the East 977 feet of Lots 15 and 16 in said 1/4 Section; thence North and parallel to the West line of said Block 222 extended and Block 217 in said Walworth's Subdivision 462.40 feet to a point which is 149.2 feet South of the North line of said Government Lot 15; thence West and parallel to the North line of said Government Lot 15 to a point in the Easterly shore line of the Milwaukee River; thence South Westerly along said shore line to a point 50 feet North of the South line of said 1/4 Section; thence East and parallel to the South line of said 1/4 Section to the point of beginning.

(Tax Key No. 320-9947-100)

TO HAVE AND TO HOLD to the said Grantee and to its heirs and assigns forever. Together with all and singular the herditaments and appurtenances thereunto belonging or in any wise appertaining. This deed is executed in conformity with the provisions of Section 860.01, Wisconsin Statutes.

Delivered at Milwaukee, Wisconsin this 12th day of September, 1977.

SIGNED AND SEALED IN PRESENCE OF

John H. Kopmeier
John H. Kopmeier, co-personal
representative of the Estate
of Waldemar S. J. Kopmeier
(a/k/a W. S. J. Kopmeier)

Dorothy K. Vallier
Dorothy K. Vallier, co-personal
representative of the Estate
of Waldemar S. J. Kopmeier
(a/k/a W. S. J. Kopmeier)

STATE OF WISCONSIN)
) SS.
Milwaukee COUNTY)

On this 12th day of September 1977, before me,
 the undersigned, personally appeared John H. Kopmeier of the
 County of Milwaukee, State of Wisconsin, known to me to be
 the person described in the foregoing instrument and acknow-
 ledged that he executed the same in the capacity therein
 stated and for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and
 official seal.



[Notarial Seal]

George M. Reicherts
 Notary Public, State of Wisconsin
 My Commission Expires 2/8/81
 George M. Reicherts

STATE OF WISCONSIN)
) SS.
Milwaukee COUNTY)

On this 12th day of September 1977, before me,
 the undersigned, personally appeared Dorothy K. Vallier of
 the County of Milwaukee, State of Wisconsin, known to me to
 be the person described in the foregoing instrument and
 acknowledged that she executed the same in the capacity
 therein stated and for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and
 official seal.



[Notarial Seal]

George M. Reicherts
 Notary Public, State of Wisconsin
 My Commission Expires 2/8/81
 George M. Reicherts

THIS INSTRUMENT WAS DRAFTED BY ROBERT J. BONNER

RETURN TO: Hometown Inc.
 1518 East North Avenue
 Milwaukee, Wisconsin 53202

BOUNDARY LINE AGREEMENT AND DEED

THIS INDENTURE, Made this 21st day of January, 1963,
by and between W. S. J. KOPMEIER (hereinafter called "Kopmeier")
and WISCONSIN ICE & COAL CO., a Wisconsin corporation, (herein-
after called "Company").

W I T N E S S E T H :

1. Subject to the dower rights of Meta U. Kopmeier,
wife of Kopmeier, who hereinafter joins in the execution of
this boundary line agreement and deed to bar her rights in said
property, Kopmeier is the owner of the following described real
estate situated in the County of Milwaukee, State of Wisconsin,
to-wit:

PARCEL NO. 1: That part of the Southeast One-
quarter (SE 1/4) of Section Sixteen (16), in Town-
ship Seven (7) North, Range Twenty-two (22) East,
in the City of Milwaukee, bounded and described as
follows, to-wit: Commencing at a point 50 feet
North of the South line of said 1/4 Section and 35
feet West of the Southwest corner of Lot 15, Block
222 in Walworth's Subdivision of the East 977 feet
of Lots 15 and 16 in said 1/4 Section, running
thence North and parallel to the West line of said
Lot 15, 77 feet to a point, thence West and parallel
to the South line of said 1/4 Section 105.58 feet to
a point, thence Southwesterly 10.90 feet to a point
which is 117 feet North of the South line of said
1/4 Section, thence West and parallel to the South
line of said 1/4 Section 15 feet to a point; thence
South and parallel to the West line of said Lot 15,
Block 222 Walworth's Subdivision aforesaid 67 feet
to a point in the North line of East North Avenue,
thence East along the North line of East North
Avenue and parallel to the South line of said 1/4
Section 125 feet to the place of commencement.

4000877

REGISTER'S OFFICE
Milwaukee County, Wis.

RECORDED AT

on JAN 23 1963

Reel 66 Image 388 to 395

Chas. M. Anderson, Inc.
attorneys at law

4/60

PARCEL NO. 2: That part of Lots Fifteen (15) and Sixteen (16), in the Southeast One-quarter (SE 1/4) of Section Sixteen (16), in Township Seven (7) North, Range Twenty-two (22) East, in the City of Milwaukee, bounded and described as follows: Commencing at a point which is 50 feet North and 125 feet West of the intersection of the center line of Cambridge Avenue and the South line of said Southeast 1/4 of Section 16 (being a point in the North line of North Avenue), thence North and parallel to the center line of Cambridge Avenue 462.10 feet to a point; thence West and parallel to the South line of said Southeast 1/4 of Section 16, 116 feet to a point in the Easterly shore line of the Milwaukee River; thence Southwesterly along said shore line 472 feet more or less to a point in the North line of North Avenue, thence East along said North line 198.50 feet to the place of beginning.

2. The Company is the owner of the following described real estate also situated in the County of Milwaukee, State of Wisconsin, to-wit:

That part of Government Lots Fifteen (15) and Sixteen (16) in the Southeast One-quarter (SE 1/4) of Section Sixteen (16), in Township Seven (7) North, Range Twenty-two (22) East, in the City of Milwaukee, bounded and described as follows: Commencing at a point 50 feet North of the South line of said 1/4 Section and 35 feet West of the Southwest corner of Lot 15, Block 222 in Walworth's Subdivision of the East 977 feet of Lots 15 and 16 in said 1/4 Section; running thence North and parallel to the West line of said Lot 15, a distance of 77 feet to the point of beginning of the land herein described; thence West and parallel to the South line of said 1/4 Section, 105.58 feet to a point; thence Southwesterly 10.90 feet to a point which is 117 feet North of the South line of said 1/4 Section; thence West and parallel to the South line of said 1/4 Section, 15 feet to a point which is 125 feet West of the center line of Cambridge Avenue; thence North on a line parallel to the center line of Cambridge Avenue 395.10 feet to a point; thence East and parallel to the North line of said Government Lot 15 a distance

of 125 feet to a point; thence South on a line parallel to the center line of Cambridge Avenue, 385.10 feet to the point of beginning.

3. Kopmeier and the Company desire to revise the boundary lines of the parcels of real estate owned by them as described above, all of which parcels together constitute a rectangularly shaped parcel on the east side of the Milwaukee River and north of the center line of East North Avenue in the City of Milwaukee, County of Milwaukee, State of Wisconsin.

4. In order to so revise the boundary lines of their said parcels of real estate, the parties hereto hereby quit claim to the other party as hereinafter stated all right, title and interest in the various parcels as described below and re-establish the boundary lines of said parcels and the legal description thereof as hereinafter described.

5. Kopmeier hereby quit claims to the Company and by these presents does give, grant, bargain, sell, remise, release and quit claim unto the Company and to its successors and assigns forever the following described real estate situated in the County of Milwaukee, State of Wisconsin, to-wit:

That part of Government Lots Fifteen (15) and Sixteen (16) in the Southeast One-quarter (SE 1/4) of Section Sixteen (16), in Township Seven (7) North, Range Twenty-two (22) East, in the City of Milwaukee, bounded and described as follows: Commencing at a point 50 feet north of the South line of said 1/4 Section and 35 feet West of the Southwest corner of Lot 15, Block 222 in Walworth's Subdivision of the East 977 feet of Lots 15 and 16 in said 1/4 Section; running thence North and parallel

to the West line of said Lot 15, a distance of 77 feet to the point of beginning of the land herein described; thence West and parallel to the South line of said 1/4 Section, 125 feet to a point which is 127 feet North of the South line of said 1/4 Section and 160 feet West of the West line of said Lot 15, Block 222 in said Walworth's Subdivision; thence North on a line parallel to the West line of said Block 222 extended and the West line of Block 217 in said Walworth's Subdivision 385.40 feet to a point which is 149.2 feet South of the North line of said Government Lot 15; thence East and parallel to the North line of said Government Lot 15, a distance of 125 feet to a point which point is 35 feet West of the West line of said Block 217; thence South on a line parallel to the West line of said Blocks 217 and 222 extended, 385.40 feet to the point of beginning.

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances and privileges thereunto belonging or in any wise thereunto appertaining, and all the estate, right, title, interest and claim whatsoever of Kopmeier, either in law or equity, either in possession or expectancy of, to the only proper use, benefit and behoof of the Company, its successors and assigns FOREVER.

6. The Company hereby quit claims to Kopmeier and by these presents does give, grant, bargain, sell, remise, release and quit claim unto Kopmeier and to his heirs and assigns forever the following described real estate situated in the County of Milwaukee, State of Wisconsin, to-wit:

PARCEL NO. 1: That part of Lot Sixteen (16) in the Southeast One-quarter (SE 1/4) of Section Sixteen (16), in Township Seven (7) North, Range Twenty-two (22) East, in the City of Milwaukee,

bounded and described as follows, to-wit: Commencing at a point 50 feet North of the South line of said 1/4 Section and 35 feet West of the Southwest corner of Lot 15, Block 222 in Walworth's Subdivision of the East 977 feet of Lots 15 and 16 in said 1/4 Section; running thence North and parallel to the West line of said Lot 15, Block 222, in said Walworth's Subdivision, 77 feet to a point; thence West and parallel to the South line of said 1/4 Section 125 feet to a point which is 127 feet North of the South line of said 1/4 Section and 160 feet West of the West line of said Lot 15, Block 222, in said Walworth's Subdivision; thence South and parallel to the West line of said Lot 15, Block 222, Walworth's Subdivision aforesaid 77 feet to a point 50 feet North of the South line of said 1/4 Section; thence East and parallel to the South line of said 1/4 Section 125 feet to the point of beginning.

PARCEL NO. 2: That part of Lots Fifteen (15) and Sixteen (16) in the Southeast One-quarter (SE 1/4) of Section Sixteen (16), in Township Seven (7) North, Range Twenty-two (22) East, in the City of Milwaukee, bounded and described as follows: Commencing at a point which is 50 feet North of the South line of said Southeast 1/4 of Section 16 and 160 feet West of the West line of Lot 15, Block 222, Walworth's Subdivision of the East 977 feet of Lots 15 and 16 in said 1/4 Section; thence North and parallel to the West line of said Block 222 extended and Block 217 in said Walworth's Subdivision 462.40 feet to a point which is 149.2 feet South of the North line of said Government Lot 15; thence West and parallel to the North line of said Government Lot 15 to a point in the Easterly shore line of the Milwaukee River; thence Southwesterly along said shore line to a point 50 feet North of the South line of said 1/4 Section; thence East and parallel to the South line of said 1/4 Section to the point of beginning.

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances and privileges thereunto belonging or in any wise thereunto appertaining, and all the estate, right, title, interest and claim whatsoever of the Company, either in

law or equity, either in possession or expectancy of, to the only proper use, benefit and behoof of Kopmeier, his heirs and assigns FOREVER.

IN WITNESS WHEREOF, the said W. S. J. Kopmeier has hereunto set his hand and seal and Meta U. Kopmeier, the wife of W. S. J. Kopmeier, has hereunto set her hand and seal to bar any interest she may have in the above described parcels of real estate conveyed to the Company and to indicate her consent to the execution of this instrument, and Wisconsin Ice & Coal Co. has caused these presents to be signed by J. H. Kopmeier, its President, and countersigned by W. J. O'Connor, its Assistant Secretary, and its corporate seal to be hereto affixed, all as to the day and year first above written.

In Presence of:

M. Haas)
M. Haas

H. M. Collins)
H. M. Collins

M. Haas)
M. Haas

H. M. Collins)
H. M. Collins

M. Haas)
M. Haas

H. M. Collins)
H. M. Collins

[CORPORATE SEAL]

W. S. J. Kopmeier (SEAL)
W. S. J. Kopmeier

Meta U. Kopmeier (SEAL)
Meta U. Kopmeier, Wife of W. S. J. Kopmeier

WISCONSIN ICE & COAL CO.

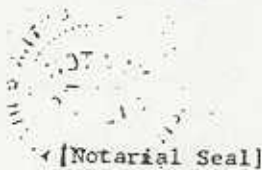
by J. H. Kopmeier
J. H. Kopmeier, President

Countersigned:

W. J. O'Connor
W. J. O'Connor, Assistant Secretary

STATE OF WISCONSIN)
) SS.
COUNTY OF MILWAUKEE)

Personally came before me, this 21st day of January, 1963, the above named W. S. J. Kopmeier to me known to be the person who executed the foregoing instrument and acknowledged the same.



Arthur R. Diers
ARTHUR R. DIERS
Notary Public, State of Wisconsin

My Commission expires Aug 15, 1965

STATE OF WISCONSIN)
) SS.
COUNTY OF MILWAUKEE)

Personally came before me, this 21st day of January, 1963, the above named Meta U. Kopmeier to me known to be the person who executed the foregoing instrument and acknowledged the same.



Arthur R. Diers
ARTHUR R. DIERS
Notary Public, State of Wisconsin

My Commission expires Aug 15, 1965

STATE OF WISCONSIN)
) SS.
COUNTY OF MILWAUKEE)

Personally came before me, this 21st day of January, 1963, J. H. Kopmeier, President, and W. J. O'Connor, Assistant Secretary, of the above named Wisconsin Ice & Coal Co. to me known to be the persons who executed the foregoing

instrument, and to me known to be such President and Assistant Secretary of said Wisconsin Ice & Coal Co. and acknowledged that they executed the foregoing instrument as such officers, as the deed of said corporation.



[Notarial Seal]

Arthur R. Diers
ARTHUR R. DIERS
Notary Public, State of Wisconsin

My Commission expires Aug 15, '46

This instrument was drafted by FOLEY, SAMMOND & LARDNER by Alan H. Steinmetz.

PLAT NO. M 124-45**W. G. NIENOW ENGINEERING ASSOC.
CONSULTING ENGINEERS-SURVEYORS**

1743 W. GREEN TREE ROAD

TELEPHONE 351-1620

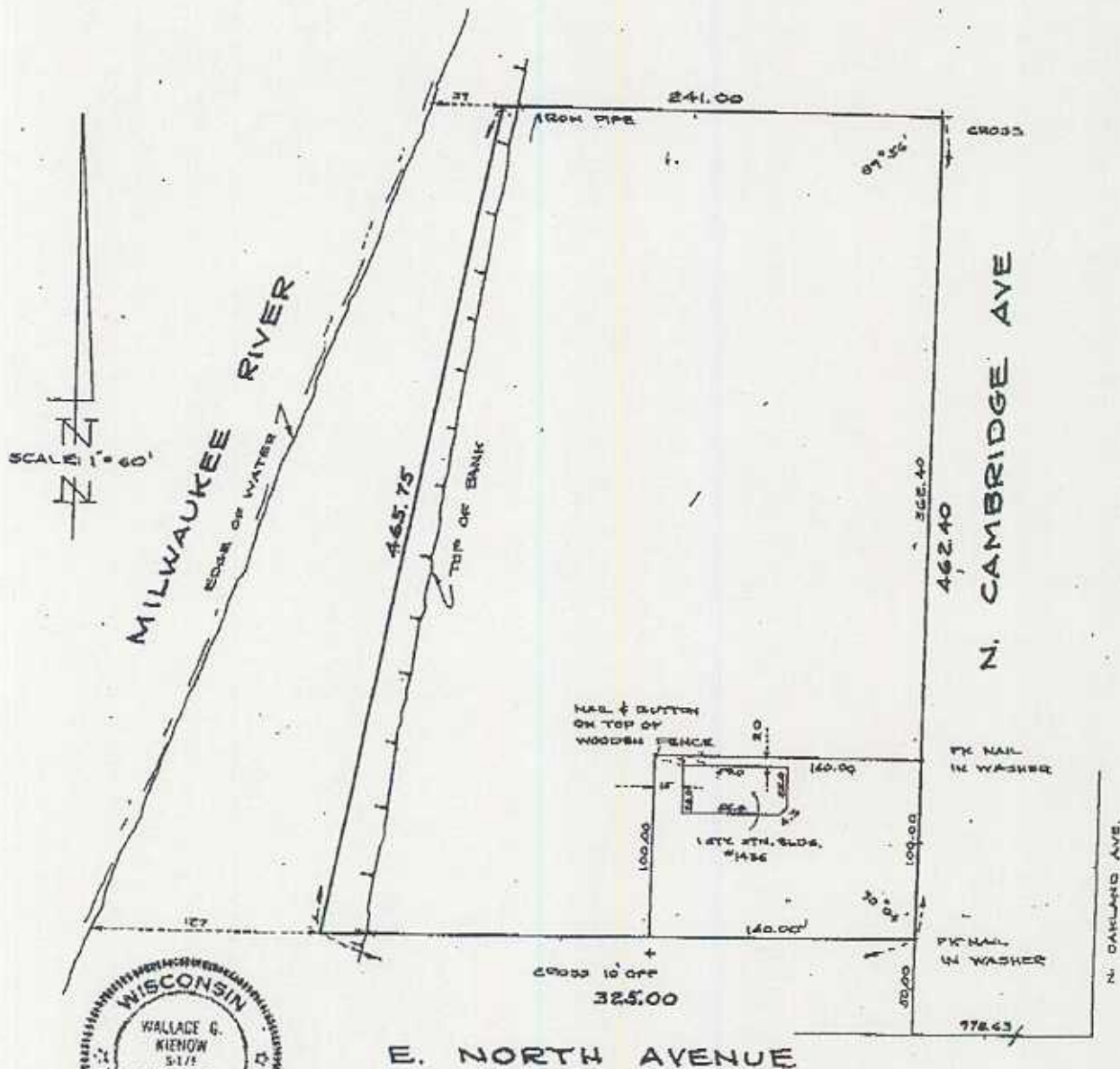
MILWAUKEE, WIS.

WALLACE G. NIENOW, P.E., L.S.

ASSOCIATES

KENNETH B. WESTERN, P.E.

DAVID E. OBLACK, JR., P.E.

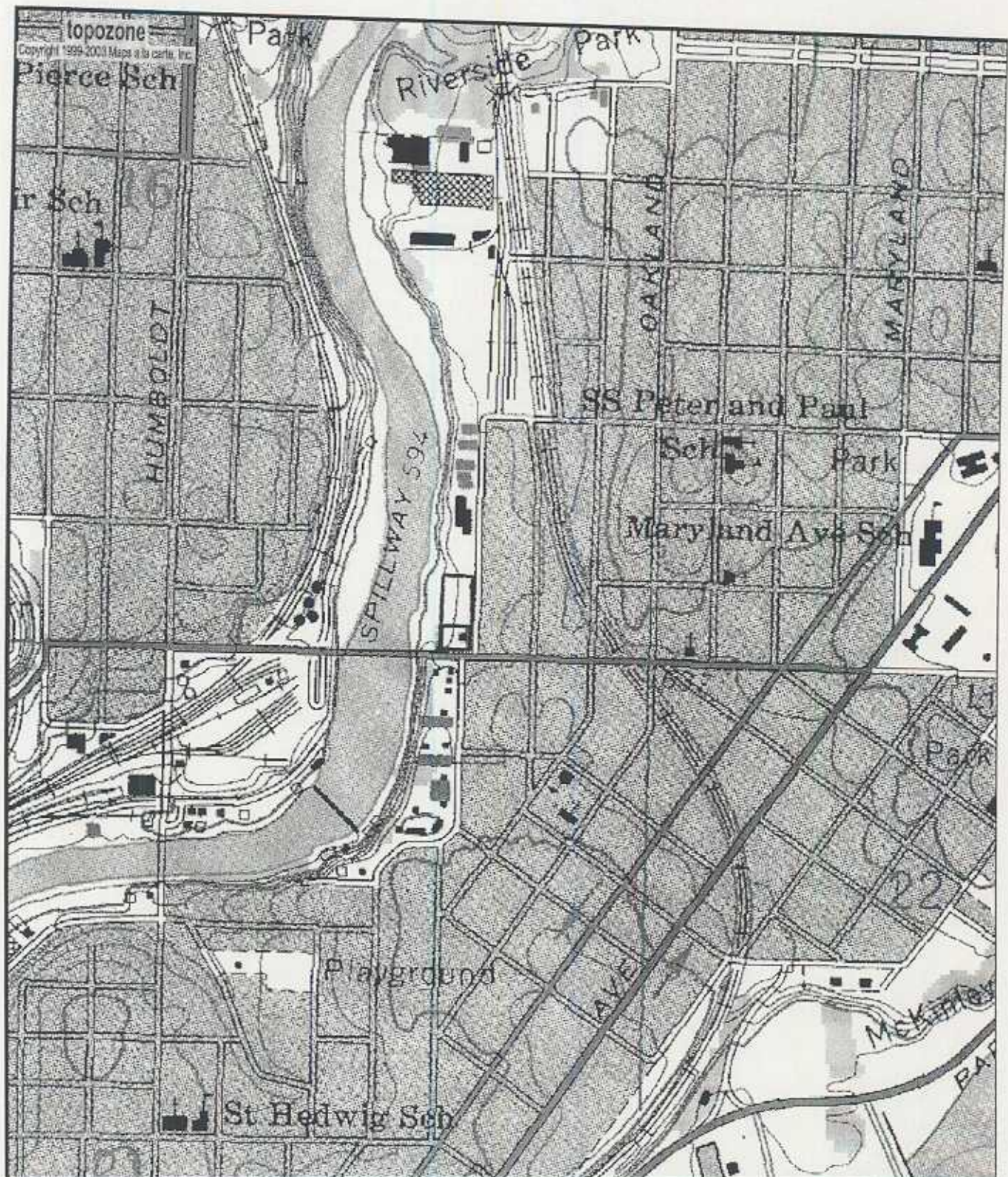
LAND CONSULTANT
SEWER & WATER DESIGN
SUBDIVISION**PLAT OF SURVEY**PREPARED FOR Hometown Oil Co.DESCRIPTION OF PROPERTY Part of Government Lots 15 and 16, located in the Southeast 1/4 of Section 16, Town 7 North, Range 22 East, in the City of Milwaukee, Milwaukee County, Wisconsin.STATE OF WISCONSIN
MILWAUKEE COUNTY

I hereby certify that I have surveyed the above described property and the above map is a true representation thereof and shows the size and location of the property, its exterior boundaries, the location of all visible structures and dimensions of all principal buildings thereon, boundary fences, apparent easements, roadway and visible encroachments, if any.

This survey is made for the present owners of the property, and also those who purchase, mortgage, or guarantee, the title thereto within one (1) year from date hereof.

Dated at MILWAUKEE, WISCONSIN this 26TH day of JULY, 1979

Recertified _____
Surveyor Wallace Nienow



Map center is UTM 16 427444E 4767964N (WGS84/NAD83)

Milwaukee quadrangle

Projection is UTM Zone 16 NAD83 Datum

M=-3.106
G=-0.608

☐ Approximate Property Lines
of 1436 E. North Ave., Milwaukee, Wisc.

Figure 1

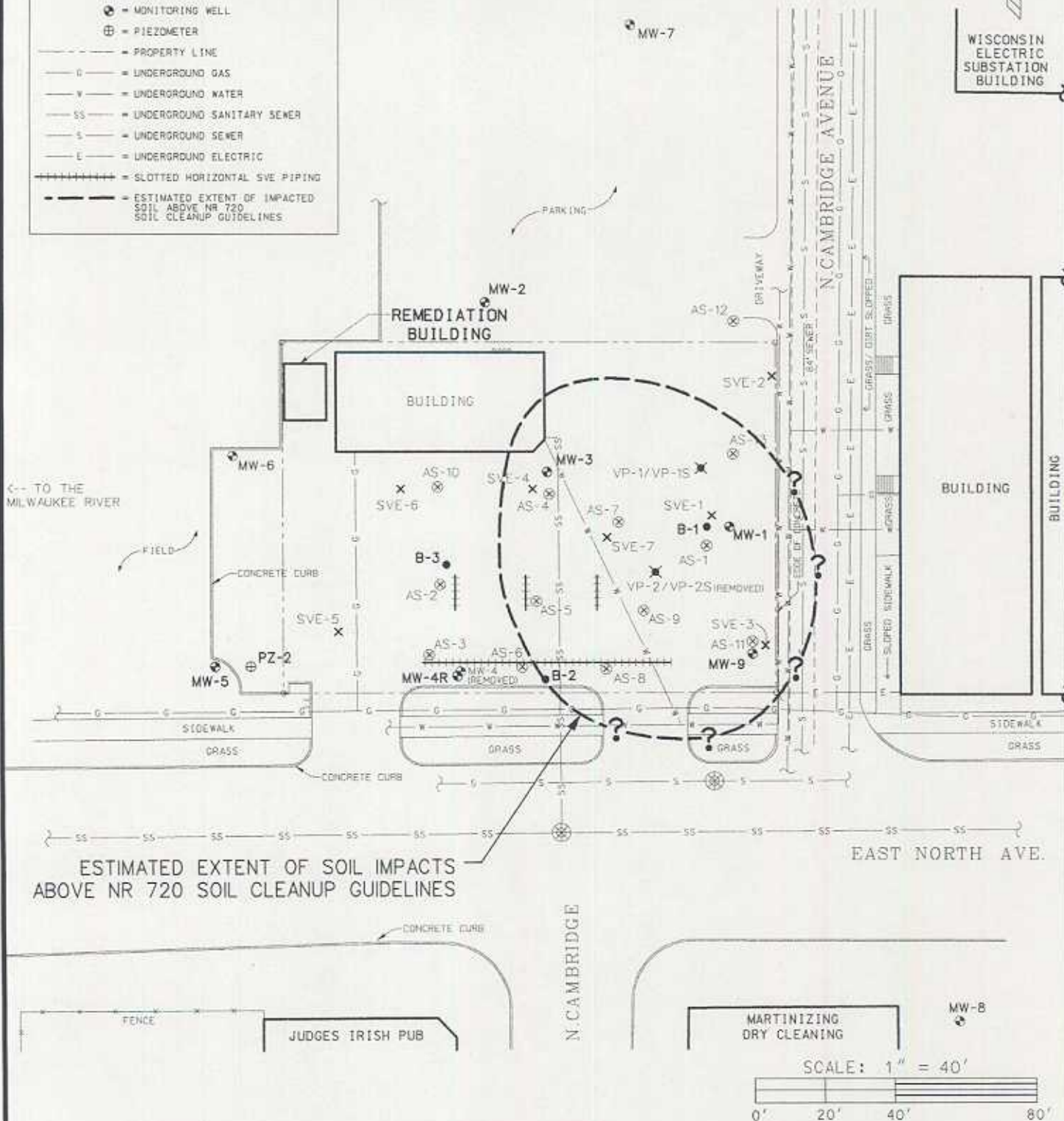
LEGEND

- ⊗ = AIR SPARGE WELL
- ⊗ = SOIL VAPOR EXTRACTION WELL
- ⊗ = VACUUM/PRESSURE MONITORING WELL
- = SOIL BORING
- ⊗ = MONITORING WELL
- ⊕ = PIEZOMETER
- = PROPERTY LINE
- G = UNDERGROUND GAS
- W = UNDERGROUND WATER
- SS = UNDERGROUND SANITARY SEWER
- S = UNDERGROUND SEWER
- E = UNDERGROUND ELECTRIC
- ++++ = SLOTTED HORIZONTAL SVE PIPING
- - - - = ESTIMATED EXTENT OF IMPACTED SOIL ABOVE NR 720 SOIL CLEANUP GUIDELINES

NOTES:

1. DIMENSIONS DEPICTED ON MAP BASED ON SURVEY PERFORMED ON 3-30-95 BY LAND INFORMATION SERVICES, INC.
2. LOCATIONS OF SVE, AIR SPARGE WELLS AND REMEDIATION EQUIPMENT BUILDING HAVE NOT BEEN SURVEYED.
3. MW-4 AND VP-2/VP-2S WERE DESTROYED DURING REMEDIATION SYSTEM INSTALLATION AND WERE NOT REPLACED.
4. NO POTABLE WELLS EXIST ON OR NEAR THE SITE.

WISCONSIN
ELECTRIC
SUBSTATION
BUILDING



HOMETOWN, INC.

1436 EAST NORTH AVE. MILWAUKEE, WI

DATE: 2-18-05

DR. BY: BEB

DR. # 3033-026

SIGMA
ENVIRONMENTAL SERVICES INC.

SCALE: 1" = 40'

MAP OF CONTAMINATED PROPERTIES
WITHIN THE SITE BOUNDARY

FIGURE 2

Table 1
Post Remediation Soil Quality Results
Hometown Inc. - 1436 E. North Avenue
Milwaukee, Wisconsin

Boring ID	Units	B-1		B-2		B-3		PZ-2		Trip	NR 720 Soil	NR 746	
Depth (feet bgs)		1-3	11-13	1-3	7-9	1-3	11-13	1-3	11-13	Blank	Cleanup Levels	Table 1	Table 2
Date		6/22/2004	6/22/2004	6/22/2004	6/22/2004	6/22/2004	6/22/2004	6/22/2004	6/22/2004	6/22/2004			
GRO	mg/kg	10.6	<5.83	<5.40	<5.79	<5.57	<5.76	<5.89	<6.0	NA	100	**	**
DRO	mg/kg	6.29	<5.83	226	<5.79	14.7	<5.76	8.16	<6.0	NA	100	**	**
Polyaromatic Volatile Organic Compounds:													
Benzene	µg/kg	42.7	<25	33.2	<25	<25	<25	<25	<25	<25	5.5	8500	1100
Ethylbenzene	µg/kg	163	<25	27.5	<25	<25	<25	<25	<25	<25	2900	4600	**
Methyl Tert Butyl Ether	µg/kg	<25	<25	<25	<25	<25	<25	<25	<25	<25	**	**	**
1,2,4-Trimethylbenzene	µg/kg	864	<25	95.6	<25	<25	<25	<25	<25	<25	**	83000	**
1,3,5-Trimethylbenzene	µg/kg	409	<25	<25	<25	<25	<25	<25	<25	<25	**	11000	**
Total Xylenes	µg/kg	1320	25.5	96.7	<25	<25	<25	36	<25	<25	4100	42000	**
Toluene	µg/kg	40.3	<25	34.3	<25	<25	26.7	<25	<25	<25	1500	38000	**
1,2- Dichloroethane	µg/kg	<25	<25	<25	<25	<25	<25	<25	<25	NA	4.9	600	540
Naphthalene	µg/kg	<25	<25	757	<25	<25	<25	<25	<25	NA	**	2700	**

KEY:

mg/kg = milligram per kilogram

µg/kg = micrograms per kilogram

NA = Not Analyzed

** = No Standard Established

BOLD = Detected Above NR 720 Soil Cleanup Guidelines

BOLD = Detected Above NR 746 Table 1, Soil Screening Levels or Table 2, Direct Contact

TABLE 2
GROUNDWATER QUALITY
Hometown Inc.
1436 East North Avenue
Milwaukee, Wisconsin

	GRO (ug/L)	Benzene (ug/L)	Ethylbenzene (ug/L)	Toluene (ug/L)	Xylenes (ug/L)	MTBE (ug/L)	Naphthalene (ug/L)	1,2,4-TMB (ug/L)	1,3,5-TMB (ug/L)	TotalTMB (ug/L)	1,2-DCA (ug/L)	n-butyl benzene (ug/L)	Isopropyl benzene (ug/L)	n-Propyl benzene (ug/L)	Methylene Chloride (ug/L)
NR 140 Enforcement Standard:	NS	5	700	1000	10000	60	40	NS	NS	480	5	NS	NS	NS	5
NR 140 Preventative Action Limit	NS	0.5	140	200	1000	12	8	NS	NS	96	0.5	NS	NS	NS	0.5
Sample Date															
MW-1															
03/10/1995	35,000	6,600	1,300	770	4,450	1,100	280	1,900	430	2,330	<50	65	89	260	61
08/10/1995	49,000	---	---	---	---	---	---	---	---	---	---	---	---	---	---
10/30/1996	22,000	5,300	1,100	470	2,640	560	300	1,200	190	1,390	<43	170	64	170	<200
02/13/1997	27,000	5,600	970	300	2,200	<21	210	1,000	150	1,150	<25	110	72	190	<120
05/22/1997	22,000	4,400	1,100	340	2,600	270	260	1,300	190	1,490	<6.2	130	66	170	46
09/05/1997	20,000	2,400	1,100	180	2,100	170	270	1,600	800	2,400	<5.0	44	71	190	<22
01/07/1998	59,000	2,300	1,000	140	2,000	100	290	1,800	210	2,010	<5.0	99	84	250	<22
04/03/1998	20,000	4,200	1,100	240	2,300	200	170	1,300	600	1,900	<12	48	64	170	16
07/07/1998	---	2,000	900	200	1,685	140	---	1,200	120	1,320	<10	---	---	---	---
10/16/1998	---	3,500	1,400	280	3,560	120	---	2,000	290	2,290	<20	---	---	---	---
01/25/1999	---	1,900	810	130	1867*	56*	---	1,200	180	1,380	<44	---	---	---	---
04/14/1999	---	3,000	1,600	270	4,160	92	---	2,500	340	2,840	<18	---	---	---	---
04/12/2001	---	5,200	1,400	290	3,000	<16	---	2,200	240	2,440	---	---	---	---	---
07/27/2004	---	2,600	950	130	1,600	110	200	840	33	873	<25	---	---	---	---
MW-2															
03/10/1995	<50	<1.0	<1.0	<1.0	<1.0	56	<1.0	<1.0	<1.0	<2.0	<1.0	<1.0	<1.0	<1.0	<1.0
10/30/1996	<100	<0.26	<0.32	1.5	0.79	<0.22	<0.41	1.3	<0.57	1.3	<0.86	0.71	<0.36	<0.41	<4
02/13/1997	<50	<0.13	<0.12	<0.11	<1.8	1.1	<0.46	<0.34	<0.48	<0.82	<0.25	<0.37	<0.13	<0.16	<1.2
05/22/1997	5,900	1,300	22	1,100	960	32	<0.46	70	110	180	0.32	24	2.6	3.0	3.5
09/05/1997	220	100	4.40	1.10	4.80	6.50	<0.35	1.00	2.10	3.1	<0.20	<0.44	0.40	0.48	<0.87
01/07/1998	<50	1.10	<0.38	<0.39	<1.1	<0.14	<0.35	<0.32	<0.33	<0.65	<0.20	<0.44	<0.36	<0.46	<0.87
04/03/1998	<50	0.29	<0.25	<0.10	<0.25	0.39	<0.10	<0.10	<0.10	<0.20	<0.25	<0.10	<0.25	<0.25	0.40
07/07/1998	---	0.40	<0.20	<0.20	0.30	1.20	---	<0.60	0.50	0.5	<0.20	---	---	---	---
10/16/1998	---	<0.30	<0.20	<0.20	<0.50	0.90	---	<0.60	<0.30	<0.90	<0.20	---	---	---	---
01/25/1999	---	<0.31	<0.35	<0.32	<1.09	0.94*	---	<0.36	<0.38	<0.74	<0.44	---	---	---	---
04/14/1999	---	<0.27	<0.32	<0.27	<0.67	<0.32	---	<0.22	<0.27	<0.49	<0.37	---	---	---	---
07/27/2004	---	<0.20	<0.50	<0.20	<0.50	<0.50	<0.25	<0.20	<0.20	<0.40	<0.50	---	---	---	---
MW-3															
03/10/1995	21,000	5,900	770	220	1,720	380	120	620	160	780	<100	<100	<100	<100	<100
10/30/1996	26,000	4,200	2,300	440	5,750	360	270	1,100	320	1,420	<43	150	52	130	<200
02/13/1997	25,000	6,500	2,500	190	4,800	510	190	1,200	380	1,580	<25	230	69	200	190
05/22/1997	19,000	3,700	1,800	150	4,100	590	110	820	260	1,080	<6.2	130	36	79	31
09/05/1997	23,000	5,000	2,200	190	4,400	390	110	850	190	1,040	<10	32	44	94	<44
01/07/1998	17,000	2,400	1,100	56	1,600	240	54	370	84	454	<10	<22	20	46	<44
04/03/1998	15,000	4,400	1,700	72	2,900	260	66	710	380	1,090	<12	30	40	89	14
07/07/1998	---	4,600	2,200	40	3,800	380	---	820	220	1,040	<40	---	---	---	---
10/16/1998	---	6,000	2,800	50	3,800	440	---	900	220	1,120	<20	---	---	---	---
01/25/1999	---	4,500	2,000	70*	2,242	340	---	790	150	940	<44	---	---	---	---
04/14/1999	---	5,100	2,200	68	2,436	390	---	820	110	930	<9.2	---	---	---	---
07/27/2004	---	4,300	190	25	1,400	170	24	660	12	672	<2.5	---	---	---	---

TABLE 2
GROUNDWATER QUALITY
Hometown Inc.
1436 East North Avenue
Milwaukee, Wisconsin

	GRO (ug/L)	Benzene (ug/L)	Ethylbenzene (ug/L)	Toluene (ug/L)	Xylenes (ug/L)	MTBE (ug/L)	Naphthalene (ug/L)	1,2,4-TMB (ug/L)	1,3,5-TMB (ug/L)	TotalTMB (ug/L)	1,2-DCA (ug/L)	n-butyl benzene (ug/L)	Isopropyl benzene (ug/L)	n-Propyl benzene (ug/L)	Methylene Chloride (ug/L)
NR 140 Enforcement Standard:	NS	5	700	1000	10000	60	40	NS	NS	480	5	NS	NS	NS	5
NR 140 Preventative Action Limit	NS	0.5	140	200	1000	12	8	NS	NS	96	0.5	NS	NS	NS	0.5
Sample Date															
MW-4															
03/10/1995	44,000	6,500	15,000	3,100	8,200	<200	350	2,000	620	2,620	<200	<200	<200	<200	240
Abandoned															
MW-4R															
10/16/1998	---	900	87	240	388	<2.0	---	170	75	245	<2.0	---	---	---	---
01/25/1999	---	1100	94*	250	430	<29	---	180	64*	244	<44	---	---	---	---
04/14/1999	---	260	41	64	128	<0.64	---	69	19	88	<0.74	---	---	---	---
04/12/2001	---	10	2.6	3.2	7.5	<0.32	---	5.4	2	7	---	---	---	---	---
7/27/2004	---	29	2.3	0.91	3.9	<0.50	0.4	3.2	0.35	3.55	<0.50	---	---	---	---
MW-5															
10/30/1996	<100	<0.26	<0.32	<0.69	<1.0	<0.22	<0.41	<0.57	<0.57	<1.14	<0.86	<0.45	<0.36	<0.41	<4
05/22/1997	<50	0.13	<0.12	0.14	<1.8	<0.21	<0.46	<0.34	<0.48	<0.82	<0.25	<0.37	<0.13	<0.16	<1.2
09/05/1997	<50	<0.31	<0.38	<0.39	<1.1	<0.14	<0.35	<0.32	<0.33	<0.65	<0.20	<0.44	<0.36	<0.46	<0.87
01/07/1998	<50	<0.31	<0.38	<0.39	<1.1	<0.14	<0.35	<0.32	<0.33	<0.65	<0.20	<0.44	<0.36	<0.46	<0.87
04/03/1998	<50	0.28	<0.25	<0.10	0.28	<0.25	<0.10	<0.10	<0.10	<0.20	<0.25	<0.25	<0.25	<0.25	<0.25
07/07/1998	---	<0.30	<0.20	<0.20	<0.30	<0.20	---	<0.60	<0.30	<0.90	<0.20	---	---	---	---
04/14/1999	---	<0.27	<0.32	<0.27	<0.67	<0.32	---	<0.22	<0.27	<0.49	<0.37	---	---	---	---
7/27/2004	---	<0.20	<0.50	<0.20	<0.50	<0.50	<0.25	<0.20	<0.20	<0.40	<0.20	---	---	---	---
MW-7															
06/20/1995	---	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<2.0	<1.0	<1.0	<1.0	<1.0	<1.0
10/30/1996	<100	<0.26	<0.32	<0.69	<1.0	<0.22	<0.41	<0.57	<0.57	<1.14	<0.86	<0.45	<0.36	<0.41	<4
02/13/1997	<50	<0.13	<0.12	<0.11	<1.8	<0.21	<0.46	<0.34	<0.48	<0.82	<0.25	<0.37	<0.13	<0.16	<1.2
05/22/1997	<50	<0.13	<0.12	<0.11	<1.8	<0.21	<0.46	<0.34	<0.48	<0.82	<0.25	<0.37	<0.13	<0.16	<1.2
09/05/1997	<50	<0.31	<0.38	<0.39	<1.1	<0.14	<0.35	<0.32	<0.33	<0.65	<0.20	<0.44	<0.36	<0.46	<0.87
01/07/1998	<50	<0.31	<0.38	<0.39	<1.1	<0.14	<0.35	<0.32	<0.33	<0.65	<0.20	<0.44	<0.36	<0.46	<0.87
04/03/1998	<50	<0.10	<0.25	<0.10	<0.25	<0.25	<0.10	<0.10	<0.10	<0.20	<0.25	<0.25	<0.25	<0.25	0.28
07/07/1998	---	<0.30	<0.20	<0.20	<0.30	<0.20	---	<0.60	<0.30	<0.90	<0.20	---	---	---	---
10/16/1998	---	<0.30	<0.20	<0.20	<0.50	<0.20	---	<0.60	<0.30	<0.90	<0.20	---	---	---	---
01/25/1999	---	0.65*	<0.35	<0.32	<1.09	<0.29	---	<0.36	<0.38	<0.74	<0.44	---	---	---	---
04/14/1999	---	<0.27	<0.32	<0.27	<0.67	<0.32	---	<0.22	<0.27	<0.49	<0.37	---	---	---	---
07/27/2004	---	<0.20	<0.50	<0.20	<0.50	<0.50	<0.25	<0.20	<0.20	<0.40	<0.50	---	---	---	---

TABLE 2
GROUNDWATER QUALITY
Hometown Inc.
1436 East North Avenue
Milwaukee, Wisconsin

	GRO (ug/L)	Benzene (ug/L)	Ethylbenzene (ug/L)	Toluene (ug/L)	Xylenes (ug/L)	MTBE (ug/L)	Naphthalene (ug/L)	1,2,4-TMB (ug/L)	1,3,5-TMB (ug/L)	TotalTMB (ug/L)	1,2-DCA (ug/L)	n-butyl benzene (ug/L)	Isopropyl benzene (ug/L)	n-Propyl benzene (ug/L)	Methylene Chloride (ug/L)
NR 140 Enforcement Standard:	NS	5	700	1000	10000	60	40	NS	NS	480	5	NS	NS	NS	5
NR 140 Preventative Action Lim	NS	0.5	140	200	1000	12	8	NS	NS	96	0.5	NS	NS	NS	0.5
Sample Date															
MW-8-was not developed prior to sampling															
07/27/2004	---	0.69	<0.50	0.28	<0.50	<0.50	0.28	<0.20	<0.20	<0.40	<0.50	---	---	---	---
MW-9															
10/16/1998	---	1,400	220	<20	290	<20	---	<60	60	60	<20	---	---	---	---
01/25/1999	---	850	460	38	466	<5.8	---	96	<7.6	96	<8.8	---	---	---	---
04/14/1999	---	880	370	29	580	4.4	---	98	19	117	<3.7	---	---	---	---
04/12/2001	---	370	110	31	190	<1.6	---	28	6.3	34.3	---	---	---	---	---
7/27/2004	---	1100	220	30	180	24	8.0	17	3.0	20	<5.0	---	---	---	---
PZ-1															
06/20/1995	26,000	2,600	1,300	2,500	6,000	<1.0	270	1,900	590	2,490	<50	56	<1.0	100	<1.0
Can not Locate															
PZ-2															
7/27/2004	---	<0.20	<0.50	<0.20	<0.50	<0.50	<0.25	<0.20	<0.20	<0.40	<0.50	---	---	---	---

Notes:

- 1.) --- No data available.
- 2.) Duplicates/trips/blanks not tabulated
- 3.) All equipment decontaminated prior to use per Sigma protocol
- 4.) NS = No NR140 Enforcement Standard for this analyte.
- 5.) * = concentration estimated below the Limit of Quantification (LOQ)

BOLD = Denotes NR 140 ES Exceedance

LEGEND

- ⊗ = AIR SPARGE WELL
- ✕ = SOIL VAPOR EXTRACTION WELL
- ⊗ = VACUUM/PRESSURE MONITORING WELL
- = SOIL BORING
- ⊗ = MONITORING WELL
- ⊕ = PIEZOMETER
- = PROPERTY LINE
- G — = UNDERGROUND GAS
- W — = UNDERGROUND WATER
- SS — = UNDERGROUND SANITARY SEWER
- S — = UNDERGROUND SEWER
- E — = UNDERGROUND ELECTRIC
- — — — — = SLOTTED HORIZONTAL SVE PIPING
- - - - - = ESTIMATED EXTENT OF IMPACTED GROUNDWATER ABOVE NR 140 ENFORCEMENT STANDARDS

NOTES:

1. DIMENSIONS DEPICTED ON MAP BASED ON SURVEY PERFORMED ON 3-30-95 BY LAND INFORMATION SERVICES, INC.
2. LOCATIONS OF SVE, AIR SPARGE WELLS AND REMEDIATION EQUIPMENT BUILDING HAVE NOT BEEN SURVEYED.
3. MW-4 AND VP-2/VP-25 WERE DESTROYED DURING REMEDIATION SYSTEM INSTALLATION AND WERE NOT REPLACED.
4. NO FREE PRODUCT DETECTED AT SITE.

WISCONSIN
ELECTRIC
SUBSTATION
BUILDING

MW-2	
DATE	7-27-04
GRD	NA
B	<0.20
E	<0.50
T	<0.20
X	<0.50
MTBE	<0.50
Naph	<0.25
TMB	<0.40
1,2-DCA	<0.50
MC	NA

MW-7	
DATE	7-27-04
GRD	NA
B	<0.20
E	<0.50
T	<0.20
X	<0.50
MTBE	<0.20
Naph	<0.25
TMB	<0.40
1,2-DCA	<0.50
MC	NA

MW-3	
DATE	7-27-04
GRD	NA
B	4,300
E	190
T	25
X	1,400
MTBE	170
Naph	24
TMB	672
1,2-DCA	<2.5
MC	NA

PZ-2	
DATE	7-27-04
GRD	NA
B	<0.20
E	<0.50
T	<0.20
X	<0.50
MTBE	<0.50
Naph	<0.25
TMB	<0.40
1,2-DCA	<0.50
MC	NA

MW-4R	
DATE	7-27-04
GRD	NA
B	29
E	2.3
T	0.9
X	3.9
MTBE	<0.50
Naph	0.40
TMB	3.55
1,2-DCA	<0.50
MC	NA

MW-1	
DATE	7-27-04
GRD	NA
B	2,600
E	950
T	130
X	1,600
MTBE	30
Naph	200
TMB	873
1,2-DCA	<25
MC	NA

MW-9	
DATE	7-27-04
GRD	NA
B	1,000
E	220
T	30
X	180
MTBE	24
Naph	8.0
TMB	20
1,2-DCA	<5.0
MC	NA

← TO THE
MILWAUKEE RIVER

MW-5	
DATE	7-27-04
GRD	NA
B	<0.20
E	<0.50
T	<0.20
X	<0.50
MTBE	<0.50
Naph	<0.25
TMB	<0.40
1,2-DCA	<0.20
MC	NA

MW-5

REMEDIAL
BUILDING

BUILDING

AS-12

SVE-2

AS-10

SVE-4

AS-4

AS-7

SVE-1

B-1

AS-1

VP-2/VP-25 (REMOVED)

AS-9

SVE-3

AS-11

MW-9

AS-8

AS-6

AS-5

AS-3

AS-2

AS-1

AS-4

AS-5

AS-6

AS-7

AS-8

AS-9

AS-10

AS-11

AS-12

AS-13

AS-14

AS-15

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AS-195

AS-196

AS-197

AS-198

TABLE 3
GROUNDWATER ELEVATIONS

Hometown Inc.
1436 East North Avenue
Milwaukee, Wisconsin

Monitoring Well	Elevation of Top of Casing	Depth to Groundwater	Groundwater Elevation	Date
MW-1 (screened 13-23' bgs)	626.97	13.74	613.23	7/20/1995
		13.87	613.1	10/2/1998
		13.76	613.21	10/16/1998
		13.86	613.11	1/25/1999
		13.66	613.31	4/14/1999
		13.89	613.08	4/12/2001
		14.13	612.84	7/27/2004
MW-2 (screened 8-18' bgs)	625.6	11.03	614.57	7/20/1995
		11.47	614.13	10/2/1998
		11.35	614.25	10/16/1998
		11.69	613.91	1/25/1999
		10.91	614.69	4/14/1999
		11.27	614.33	7/27/2004
MW-3 (screened 12-22' bgs)	628.68	15.45	613.23	7/20/1995
		15.29	613.39	10/2/1998
		15.22	613.46	10/16/1998
		15.33	613.35	1/25/1999
		15.11	613.57	4/14/1999
		15.55	613.13	7/27/2004
MW-4 (screened 12-22' bgs)	628.5	17.37	611.13	3/10/1995
		16.84	611.66	6/20/1995
		17.27	611.23	7/20/1995
MW-4R (screened 9-24' bgs)	628.92	17.97	610.95	10/16/1998
		17.94	610.98	1/25/1999
		16.56	612.36	4/14/1999
		16.06	612.86	4/12/2001
		17.95	610.97	7/27/2004

Notes:

Monitoring well MW-6 was dry for each monitoring event.

Monitoring well MW-4 was destroyed during remediation system installation and was not replaced.

Elevations taken relative to Mean Sea Level.

NS = Well not surveyed.

TABLE 1 (cont')
GROUNDWATER ELEVATIONS
Hometown Inc.
1436 East North Avenue
Milwaukee, Wisconsin

MW-5 (screened 12-22' bgs)	629.13	21.4	607.73	7/20/1995
		21.53	607.6	10/16/1998
		under ice	--	1/25/1999
		18.62	610.51	4/14/1999
		20.88	608.25	7/27/2004
MW-7 (screened 10-20' bgs)	NS	10.89	-10.89	7/20/1995
		11.3	-11.3	10/2/1998
		11.25	-11.25	10/16/1998
		11.1	-11.1	1/25/1999
		10.51	-10.51	4/14/1999
		10.9	-10.9	7/27/2004
MW-8 (screened 20-24' bgs)	NS	17.24	-17.24	7/20/1995
		19.51	-19.51	10/2/1998
		22.5	-22.5	10/16/1998
		not sampled	--	1/25/1999
		not sampled	--	4/14/1999
		18.97	-18.97	7/27/2004
MW-9 (screened 9-24' bgs)	627.6	14.14	613.46	10/16/1998
		14.2	613.4	1/25/1999
		14.03	613.57	4/14/1999
		13.89	613.71	4/12/2001
		14.48	613.12	7/27/2004
PZ-2	NS	35.95	-35.95	7/27/2004

Notes:

Monitoring well MW-6 was dry for each monitoring event.

Monitoring well MW-4 was destroyed during remediation system installation and was not replaced.

Elevations taken relative to Mean Sea Level.

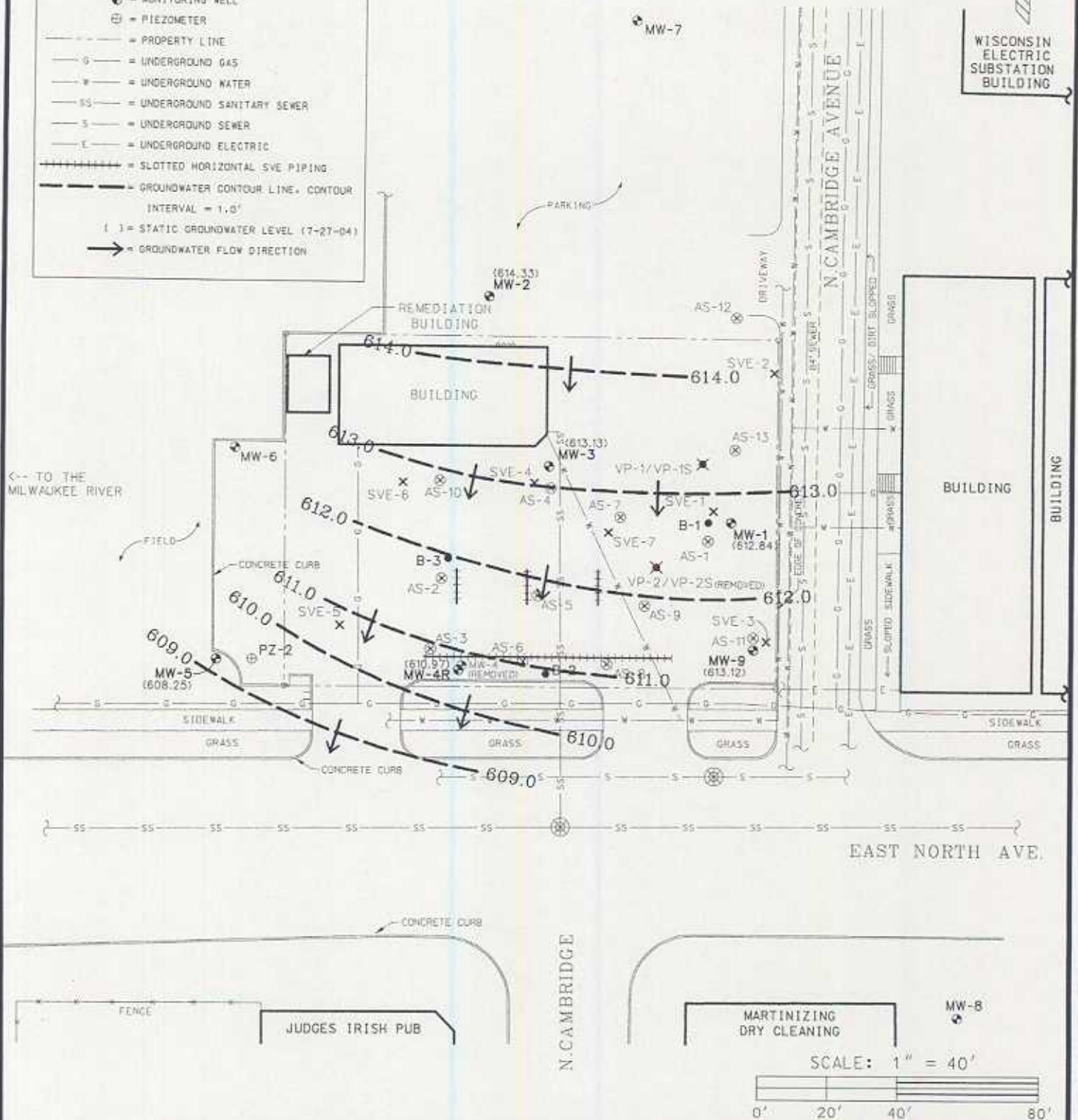
NS = Well not surveyed.

LEGEND

- ⊗ = AIR SPARGE WELL
- × = SOIL VAPOR EXTRACTION WELL
- ⊗ = VACUUM/PRESSURE MONITORING WELL
- = SOIL BORING
- ⊗ = MONITORING WELL
- ⊗ = PIEZOMETER
- = PROPERTY LINE
- G — = UNDERGROUND GAS
- W — = UNDERGROUND WATER
- SS — = UNDERGROUND SANITARY SEWER
- S — = UNDERGROUND SEWER
- E — = UNDERGROUND ELECTRIC
- ||||| = SLOTTED HORIZONTAL SVE PIPING
- - - = GROUNDWATER CONTOUR LINE, CONTOUR INTERVAL = 1.0'
- () = STATIC GROUNDWATER LEVEL (7-27-04)
- = GROUNDWATER FLOW DIRECTION

NOTES:

1. DIMENSIONS DEPICTED ON MAP BASED ON SURVEY PERFORMED ON 3-30-95 BY LAND INFORMATION SERVICES, INC.
2. LOCATIONS OF SVE, AIR SPARGE WELLS AND REMEDIATION EQUIPMENT BUILDING HAVE NOT BEEN SURVEYED.
3. MW-4 AND VP-2/VP-2S WERE DESTROYED DURING REMEDIATION SYSTEM INSTALLATION AND WERE NOT REPLACED.



HOMETOWN, INC.

1436 EAST NORTH AVE. MILWAUKEE, WI

DATE: 2-17-05

DR. BY: BEB

DR. # 3033-025

GROUNDWATER CONTOUR MAP
(7-27-04)

SIGMA
ENVIRONMENTAL SERVICES INC.

SCALE: 1" = 40'

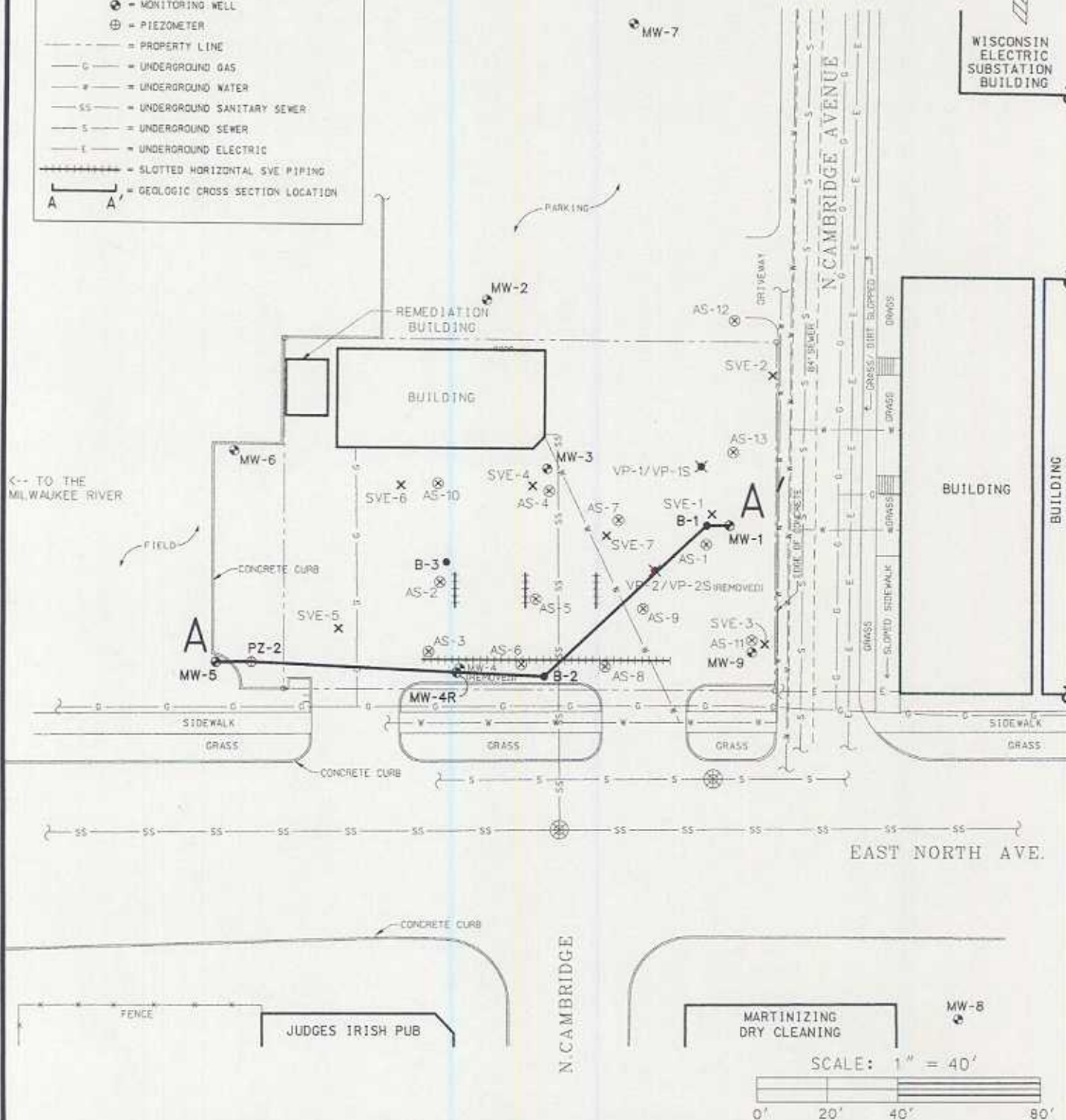
FIGURE 4

LEGEND

- ⊗ = AIR SPARGE WELL
- × = SOIL VAPOR EXTRACTION WELL
- ⊗ = VACUUM/PRESSURE MONITORING WELL
- = SOIL BORING
- ⊗ = MONITORING WELL
- ⊗ = PIEZOMETER
- = PROPERTY LINE
- G— = UNDERGROUND GAS
- W— = UNDERGROUND WATER
- SS— = UNDERGROUND SANITARY SEWER
- S— = UNDERGROUND SEWER
- E— = UNDERGROUND ELECTRIC
- S— = SLOTTED HORIZONTAL SVE PIPING
- A— = GEOLOGIC CROSS SECTION LOCATION

NOTES:

1. DIMENSIONS DEPICTED ON MAP BASED ON SURVEY PERFORMED ON 3-30-95 BY LAND INFORMATION SERVICES, INC.
2. LOCATIONS OF SVE, AIR SPARGE WELLS AND REMEDIATION EQUIPMENT BUILDING HAVE NOT BEEN SURVEYED.
3. MW-4 AND VP-2/VP-2S WERE DESTROYED DURING REMEDIATION SYSTEM INSTALLATION AND WERE NOT REPLACED.



HOMETOWN, INC.

1436 EAST NORTH AVE. MILWAUKEE, WI

DATE: 2-24-05

DR. BY: BEB

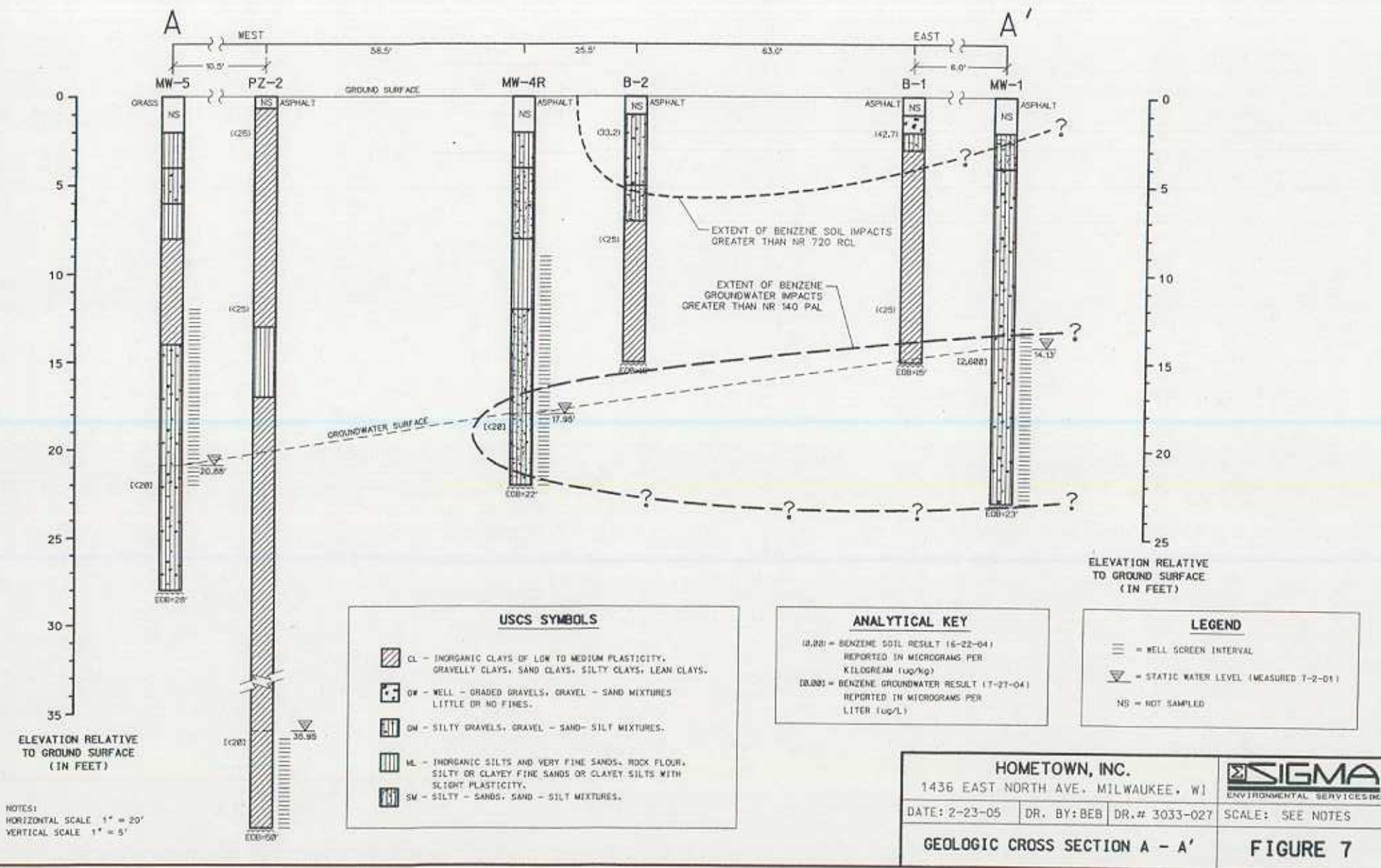
DR. # 3033-028

GEOLOGIC CROSS SECTION
LOCATION MAP

SIGMA
ENVIRONMENTAL SERVICES INC.

SCALE: 1" = 40'

FIGURE 6



GIS Registry Packet
Hometown, Inc.

STATEMENT BY RESPONSIBLE PARTY

Hometown, Inc. is the responsible party for the property located at 1436 E. North Ave., Milwaukee, Wisconsin, states that the legal description provided to the Wisconsin Department of Natural Resources (and attached to this statement) for case file reference 03-41-004571 is complete and accurate to the best of our knowledge.

Don A. Swade, Exec. V. Pres.
Signature of Representative for Responsible Party

1/27/05
Date

February 22, 2005

Project Reference #3033

Mr. Jeffrey Mantes
Department of Public Works
Room 516
Municipal Building
841 N. Broadway
Milwaukee, WI 53202

Certified Mail

Mr. Ronald D. Leonhardt
City Clerk
City Hall, Room 205
200 East Wells St.
Milwaukee, WI 53202

**Subject: Notification of Contamination Within N. Cambridge Avenue and E. North Avenue
Right-of-Way in Milwaukee, Wisconsin**

Dear Mr. Mantes and Mr. Leonhardt:

On behalf of Hometown Inc. (Hometown), Sigma Environmental Services, Inc. (Sigma) is notifying the City of Milwaukee of the presence of residual petroleum hydrocarbon impacts within groundwater and soil located beneath N. Cambridge Avenue east of the Hometown property located at 1436 E. North Avenue and beneath E. North Avenue south of the Hometown property located at 1436 E. North Ave. Wisconsin Administrative Code (WAC) Chapter NR 726.05 (2)(a)4 requires the Municipal Clerk and Municipal Department responsible for maintaining the street or highway be given written notification of the presence of petroleum impacts within the right-of-way. This letter serves as that notification.

Following is a summary of information that must be disclosed according to the Wisconsin Department of Natural Resources (WDNR):

County: Milwaukee
Roadway: N. Cambridge Avenue and E. North Avenue
Site name: Hometown, Inc.
Site address: 1436 E. North Avenue, Milwaukee, WI 53202
BRRS #: 03-41-004571
PECFA #: 53202-1031-36

Owner's name: Hometown, Inc. (contact: Donald Swade)
Owner's address: 1518 E. North Ave., Milwaukee, WI 53202
Consulting firm: Sigma Environmental Services, Inc.

SIGMA ENVIRONMENTAL SERVICES, INC.



Eric Sikora
Staff Geologist

Enclosures:

"Map of Contaminated Properties Within the Site Boundary" (1) & "Extent of Groundwater Contamination" (1)

cc: Donald Swade – Hometown, Inc.